







City of San Antonio  
Planning Department  
Master Development Plan Section  
**APPLICATION**

Date: \_\_\_\_\_

Case Manager: **R.C.**

Project Number: **492-A**

RECEIVED  
03 SEP 2003 PM 2:53  
LAND DEVELOPMENT  
SERVICES DIVISION

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF): ☐ YES ☒ NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request

- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☒ Other: **POADP Amendment**

03 SEP 2003 AM 9:11  
CITY OF SAN ANTONIO  
DEPT OF PLANNING  
OFFICE OF DIRECTOR

**Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies**

Project Name: Amendment of Lodge Property Preliminary Overall Area Development Plan # 492-A  
Owner/Agent: Hausman-Bandera Partners, Ltd. Phone: (972) 644-2400 Fax: (972) 644-2411  
Address: 2505 N. Plano Road, Suite 3000, Richardson, TX Zip code: 75080  
Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010  
Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

July 11, 2003

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing Legal Description: A 69.40 acre or 3,023,040 square feet tract of land recorded in Volume 6447, Pages 1192-1195 of the Official Public Records of Real Property, Bexar County, Texas, and being out of the Perry Davis Survey Number 267, Abstract Number 189, New City Block 14614, San Antonio, Bexar County, Texas.

Existing zoning: MF-33, MF-33 ERZD, R-6, R-6 ERZD Proposed zoning: MF-33, MF-33 ERZD, R-6, R-6 ERZD

Projected # of Phases: 4 (including existing developments)

Number of dwelling units (lots) by Phases: 380 (for proposed multi-family residential development)

Total Number of lots: N/A divided by acreage: N/A = Density: N/A

(PUD Only) Linear feet of street \_\_\_\_\_  
☐ Private ☐ Gated ☐ Attached  
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 8 School District: Northside

Ferguson map grid: 547 / B-2, 3

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?

Name Yes No. 492

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_  
No. \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name: Bandera Springs No. 030254 Name: Oakridge Pointe Unit-4 No. 960128  
Name: South Hausman Elementary No. 960200

Contact Person and authorized representative:

Print Name: Song Tan, P.E.

Date: 10/1/03 Phone: 375-9000

Signature: 

Fax: 375-9010

July 11, 2003



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name/names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

July 11, 2003



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

(Continued)

- ☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- ☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- ☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- ☒ The location and dimension of all proposed or existing lots.
- ☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- ☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- ☒ The schematic of all existing and proposed streets, as well as proposed access points.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- ☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- ☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- ☐ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- ☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

July 11, 2003

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

- ☐ Traffic Impact Analysis (section 35-502) – **Not required**
- ☐ (PUD Only) Utilities plan.
- ☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☒ Location and size in acres of school sites, as applicable.
- ☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119) – **Not required**

**I certify that the \_\_\_\_\_ MDP \_\_\_\_\_ Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: SONG TAN Signature: [Signature] Date: 10/1/03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873

July 11, 2003

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
OCT - 6 AM 9:42





**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**



**Completeness Review**

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

**Project/Plat I.D. #:** Amendment to the POADP of Lodge Property

**Plat Name:** Bandera Springs (030254)

**Project Engineers/Surveyors or Firm Name:** Pape-Dawson Engineers, Inc. Attn: Song Tan, P.E.

**Address:** 555 East Ramsey, San Antonio, TX 78216

**Phone#:** (210) 375-9000 **Fax#:** (210) 375-9010 **E-mail:** stan@pape-dawson.com

**Planning Department**

**Required Items for Completeness Review**

- ☒ Completed and signed Application Form
- ☒ Appropriate Plan Review Fee
- ☒ Digital information (MDP's and PUD)
- ☒ 8 1/2 " x 11" Reduced Copy (MDP's and PUD)
- ☐ Storm Water Management Plan (Not required)
  
- ☐ **(Plats Only):**  
4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation
  
- ☒ **(Master Development Plans & P.U.D's Only):** 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

- ☒ Master Development Plan
- ☒ Major Thoroughfare
- ☒ Street and Drainage
- ☒ Traffic T.I.A.
- ☒ Zoning
- ☒ SAWS Aquifer

- ☒ Building Inspection - Trees
- ☒ Parks - Open space
- ☒ Fire Protection
- ☒ Neighborhoods
- ☒ Bexar County Public Works
- ☒ Other: \_\_\_\_\_
- ☒ Historic

☒ Accepted

☐ Rejected

Completeness Review By: [Signature] Date: 10/10/03

July 11, 2003

Page 1 of 1



# CITY OF SAN ANTONIO

November 14, 2003

Mr. Song Tan, P.E.

Pape – Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: Lodge Property (Amendment)

MDP # 492-A

Dear Mr. Tan:

The City Staff Development Review Committee has reviewed Lodge Property Preliminary Overall Area Development Plan (POADP) Master Development Plan M.D.P.# 492-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

The Parks and Recreation Department as part of their conditional approval impose the following:

This area is proposed to include 380 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. The Lodge Property , 492 A, has a 3.4-acre parkland dedication requirement or the equivalent fee in-lieu of dedication.



Mr. Tan  
Page 2  
November 14, 2003

The applicant has agreed to meet the requirement through a combination of land and fees. A 2.88-acre greenway with a walking trail will be developed. A fee of \$5,396.51 will be paid to satisfy the remaining balance of the requirement. The fee is payable to the Parks and recreation Department prior to recordation of the plat.

Storm Water Engineering as part of their approval impose the following condition:

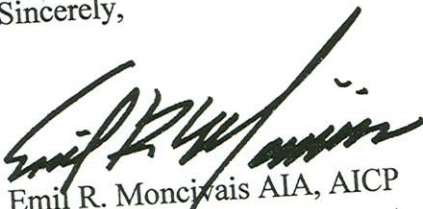
1. The proposed entrance on South Hausman Road will have a locking gate activated by a sensor at the low water crossing located north and south of the entrance.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

**ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering



**TR RESIDENTIAL REALTY, LTD.**

CITY OF SAN ANTONIO

| DATE  | INVOICE NO | DESCRIPTION      | INVOICE AMOUNT |                           |
|---|------------|------------------|----------------|---------------------------|
| 9-24-03   | AMENDPOADP | Replace Ck #1606 | 500.00         | .00 500.00                |
| <div style="text-align: center;"> <p>RECEIVED</p> <p>03 SEP 32 PM 2:53</p> <p>LAND DEVELOPMENT<br/>SERVICES DIVISION</p> </div> |            |                  |                |                           |
| CHECK DATE  | 9-29-03    | CHECK NUMBER     | 1609           | TOTAL > 500.00 .00 500.00 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

**TR RESIDENTIAL REALTY, LTD.**

CITY OF SAN ANTONIO

| DATE  | INVOICE NO | DESCRIPTION      | INVOICE AMOUNT |                           |
|---|------------|------------------|----------------|---------------------------|
| 9-24-03   | AMENDPOADP | Replace Ck #1606 | 500.00         | .00 500.00                |
| <div style="text-align: right;"> <p>03 OCT - 6 AM 9:42</p> <p>CITY OF SAN ANTONIO<br/>DEPT. OF PLANNING<br/>OFFICE OF DIRECTOR</p> </div> |            |                  |                |                           |
| CHECK DATE  | 9-29-03    | CHECK NUMBER     | 1609           | TOTAL > 500.00 .00 500.00 |

PLEASE DETACH AND RETAIN FOR YOUR RECORDS

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**TR RESIDENTIAL REALTY, LTD.**  
 c/o THOMPSON REALTY CORPORATION  
 2505 N. PLANO ROAD  
 SUITE 3000  
 RICHARDSON, TX 75082

BANK ONE, TEXAS  
 1717 MAIN  
 DALLAS, TX 75201

111000614  
 32-61/1110

DATE: September 29, 2003 CHECK NO.: 1609 AMOUNT: \$\*\*\*\*\*500.00

Pay: \*\*\*\*\*Five hundred dollars and no cents

PAY TO THE ORDER OF: CITY OF SAN ANTONIO  
 PO BOX 839975  
 SAN ANTONIO, TX 78283-3975

THE BACK OF THIS DOCUMENT CONTAINS AN ARTIFICIAL WATERMARK—HOLD AT AN ANGLE TO VIEW

"0001609" 111000614: "1891948281"





City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

RECEIVED  
03 SEP 32 PM 2:56

(Check One)

Date: 03/30/03

- ☒ Master Development Plan (MDP)  
☐ MDP/ P.U.D. Plan (combination)  
☐ Master Plan Community District (MPCD)  
☐ Traditional Neighborhood Development (TND)  
☐ Plat Certification Request

- ☐ P.U.D. Plan  
☐ Mixed Used District (MXD)  
☐ Military Airport Overlay Zone (MOAZ)  
☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☒ Other: **POADP Amendment**

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

03/0013

Case Managers: (Ernest Brown) **Odd** File Number

(Robert Lombrano) **Even** File Number

Project Name: Amendment to the POADP of Lodge Property

File#: 492A

Reference Any MDP's, POADP's, and PUD's associated with this project:

Lodge Property POADP, # 492

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan  
☐ Major Thoroughfare  
☐ Neighborhoods  
☐ Historic  
☐ Disability Access (Sidewalks)  
☐ Storm Water Engineering  
☒ SAWS Aquifer  
☐ Other: \_\_\_\_\_

- ☐ Street and Drainage  
☐ TIA  
☐ Zoning  
☐ Tree Preservation  
☐ Parks - Open Space  
☐ Fire Protection  
☐ Bexar County Public Works

03 OCT -6 AM 9:45  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

Note: Master Plan & P.U.D. Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

FROM: Michael O. Herrera, Special Projects Coordinator

Date: \_\_\_\_\_

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

At this time, the Lodge Property Amendment provided.  
However, please be advised that for Plat Certification, the SAWS Aquifer Protection and  
Evaluation will require the following pursuant to the Aquifer Protection Ordinance No.  
81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- High Significant Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats ( if Category 2 or 3, an Aquifer  
Protection Plan is required)

Additionally, a Water Pollution Abatement Plan must be submitted and approved with the  
Texas Commission on Environmental Quality (TCEQ) prior to construction.

Additional Comments:

\_\_\_\_\_  
NOT ON RECHARGE ZONE  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Julia J. Mireles  
Signature

Supervisor  
Title

10/21/03  
Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.





October 31, 2003

**Jim Martin**  
Assistant  
Superintendent  
for Facilities  
& Operations

Dennis Rion, P.E.  
Pape Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

RE: HIDDEN LAKE MFR ADJACENT TO STEUBING ELEMENTARY SCHOOL

Dear Mr. Rion:

As per your discussion with Bill Peters last week, this letter serves as a formal request from the District for an all-weather pedestrian access from the Hidden Lake Apartments project east of Steubing Elementary School to our school site. This will allow children from these apartments to walk to neighboring school located next door.

Respectfully,

Jim Martin  
Assistant Superintendent for Facilities & Operations

xc: Mike Herrera, City of San Antonio Planning Dept.  
✓ Robert Lombrano, City of San Antonio Planning Dept.

5900 Evers Road  
San Antonio, Texas  
78238-1699  
Tel: 210.257.1215  
Fax: 210.257.1212  
www.nisd.net

H:\My Documents\LETTERS\SCHOOLS\Steubing pedestrian access.doc

## Robert Lombrano

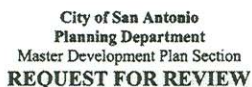
---

**From:** Arturo Villarreal  
**Sent:** Friday, October 24, 2003 7:49 AM  
**To:** Robert Lombrano; Song Tan (E-mail); Pape Dawson (E-mail)  
**Cc:** Michael Herrera; Nathaniel Hardy; Lyndon Duano  
**Subject:** The Lodge Amendment

Storm Water Engineering has done a preliminary review of the above referenced subject. There are several issues that require further discussion, but most importantly unflooded access to this development is an issue. Therefore any concurrence/releases/approvals **cannot be given at this time.** Detail comments will follow.

Arturo Villarreal, Jr., P.E.  
Master Planner-Storm Water Engineering  
City of San Antonio/Public Works  
114 W. Commerce  
San Antonio, TX 78205  
avillarreal@sanantonio.gov  
Office 210.207-8052  
Fax 210.207-6553





Date: 10-28-03

- Case Managers: (Ernest Brown) Odd File Number  
(Robert Lombardi) Even File Number

Reference Any MDP's, POADP's, and PUD's associated with this project:

(Platz Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To: ☐ Master Development Plan ☐ Street and Drainage  
☐ Major Thoroughfare ☒ TIA  
☐ Neighborhoods ☐ Zoning  
☐ Historic ☐ Tree Preservation  
☐ Disability Access (Sidewalks) ☐ Parks – Open Space  
☐ Storm Water Engineering ☐ Fire Protection  
☐ SAWS Aquifer ☐ Bexar County Public Works  
☐ Other:

*Notes: Master Plan & P L D Submittals (ONLY) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

## City of San Antonio Planning Department use

FROM: Michael O. Herrera, Special Projects Coordinator      Date:

**SUBJECT:** The attached item has been submitted for your review, recommendation, and/or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

Updated: July 11, 2003

1

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Signature \_\_\_\_\_ Title \_\_\_\_\_ Date 10-28-02

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

Updated: July 11, 2003

2

## Robert Lombrano

---

**From:** Todd Sang  
**Sent:** Tuesday, October 28, 2003 11:13 AM  
**To:** Robert Lombrano  
**Cc:** Richard De La Cruz; Michael Herrera  
**Subject:** The Lodge AKA Bandera Springs

Please find an approval for the above attached:



2003TIA0655.jpg

*Todd Sang, Senior Engineer Technician  
Development Services Engineering  
City of San Antonio  
Phone: (210) 207-7741  
Fax: (210) 207-6073  
todds@sanantonio.gov*



\*\*\*\*\*  
\*\*\* FAX TX REPORT \*\*\*  
\*\*\*\*\*

TRANSMISSION OK

JOB NO. 0365  
DESTINATION ADDRESS 93759010  
PSWD/SUBADDRESS  
DESTINATION ID  
ST. TIME 10/21 16:42  
USAGE T 01' 18  
PGS. 5  
RESULT OK

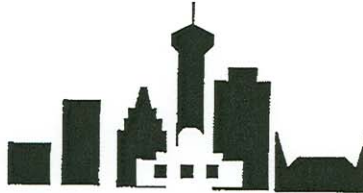
MASTER DEVELOPMENT  
MAJOR THOROUGHFARE

City of San Antonio  
Planning Department

Development and Business Services Center  
1901 S. Alamo

Mailing address: P. O. Box 839966

San Antonio, TX 78283-3966



Pages sent including fax cover:

5

If you do not receive all pages, please call 207-5014

## Please deliver to:

|               |             |
|---------------|-------------|
| Name:         | SONG TAN    |
| Title:        |             |
| Organization: | PAPE-DAWSON |
| Phone:        | 375-9000    |
| Fax:          | 375-9010    |

## From:

|           |                    |
|-----------|--------------------|
| Name:     | ROBERT L. LOMBRANO |
| Title:    | PLANNER II         |
| Division: | COMPERHENSIVE      |
| Phone:    | 210-207-5014       |
| Fax:      | 207-7897           |

LODGE PROPERTY

Remarks:



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

RECEIVED

03 SEP 32 PM 2:54

LAND DEVELOPMENT  
SERVICES DIVISION

(Check One)

Date: 03/30/03

- ☐ Master Development Plan (MDP)  
☐ MDP/ P.U.D. Plan (combination)  
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☐ Manufactured Home Park Plan (MHPP)  
☐ Pedestrian Plan (PP)  
☒ Other: **POADP Amendment**

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

**Case Managers:** (Ernest Brown) **Odd** File Number

(Robert Lombrano) **Even** File Number

**Project Name:** Amendment to the POADP of Lodge Property

**File#:** \_\_\_\_\_

**Reference Any** MDP's, POADP's, and PUD's associated with this project:

Lodge Property POADP, # 492

**(Plats Only):** 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:** ☐ Master Development Plan  
☒ Major Thoroughfare  
☐ Neighborhoods  
☐ Historic  
☐ Disability Access (Sidewalks)  
☐ Storm Water Engineering  
☐ SAWS Aquifer  
☐ Other: \_\_\_\_\_

- ☐ Street and Drainage  
☐ TIA  
☐ Zoning  
☐ Tree Preservation  
☐ Parks – Open Space  
☐ Fire Protection  
☐ Bexar County Public Works

03 OCT -6 AM 9:43  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

**Note:** Master Plan & P.U.D. Submittals (**ONLY**) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

**FROM:** Michael O. Herrera, Special Projects Coordinator

**Date:** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.



☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

SOUTH HAUSMAN RD IS SECONDARY ARTERIAL TY "A" 86'  
REQUIRE 18' DEDICATION

RLJ

Signature

PLANNER II

Title

10/21/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



City of San Antonio  
Planning Department  
Master Development Plan Section  
**REQUEST FOR REVIEW**

RECEIVED  
03 SEP 32 PM 2:54  
LAND DEVELOPMENT  
SERVICES DIVISION

(Check One)

Date: 03/30/03

- |   |  |
|---|--|
| <input type="checkbox"/> Master Development Plan (MDP)              | <input type="checkbox"/> P.U.D. Plan                                     |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)             | <input type="checkbox"/> Mixed Used District (MXD)                       |
| <input type="checkbox"/> Master Plan Community District (MPCD)      | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ)            |
| <input type="checkbox"/> Traditional Neighborhood Development (TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)              |
| <input type="checkbox"/> Plat Certification Request                 | <input type="checkbox"/> Pedestrian Plan (PP)                            |
|   | <input checked="" type="checkbox"/> Other: <b><u>POADP Amendment</u></b> |

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

**Case Managers:** (Ernest Brown) **Odd** File Number

(Robert Lombrano) **Even** File Number

**Project Name:** Amendment to the POADP of Lodge Property

**File#:** \_\_\_\_\_

**Reference Any** MDP's, POADP's, and PUD's associated with this project:

Lodge Property POADP, # 492

**(Plats Only):** 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
(1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- To:**
- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage       |
| <input type="checkbox"/> Major Thoroughfare                 | <input type="checkbox"/> TIA                       |
| <input type="checkbox"/> Neighborhoods                      | <input type="checkbox"/> Zoning                    |
| <input type="checkbox"/> Historic                           | <input type="checkbox"/> Tree Preservation         |
| <input type="checkbox"/> Disability Access (Sidewalks)      | <input type="checkbox"/> Parks – Open Space        |
| <input type="checkbox"/> Storm Water Engineering            | <input type="checkbox"/> Fire Protection           |
| <input type="checkbox"/> SAWS Aquifer                       | <input type="checkbox"/> Bexar County Public Works |
| <input type="checkbox"/> Other: _____                       |  |

**Note:** Master Plan & P.U.D. Submittals (**ONLY**) 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

**City of San Antonio Planning Department use**

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**Date:** \_\_\_\_\_

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☐ I recommend approval

☒ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments: \_\_\_\_\_

PROVIDE ~~SO~~ CUL-DE-SAC AT BRAEFIELD DR  
WITH 50' R.

~~FRONT~~ SHOW FRONTAGE RD AND DIMENSIONS  
ON 1604

PROVIDE STREET SECTION FOR  
BRAEFIELD DR.

PROVIDE LAND USE TABLE WITH DENSITIES

RLL

Signature

PLANNER II

Title

10/21/03

Date

Please return this form to Michael O. Herrera, Special Projects Coordinator by next  
scheduled meeting.



September 30, 2003

RECEIVED  
03 SEP 32 PM 2:53

LAND DEVELOPMENT  
SERVICES DIVISION

Mr. Michael Herrera  
Special Projects Coordinator  
City of San Antonio Planning Department  
1901 S. Alamo  
San Antonio, TX 78204

Re: Lodge Property POADP # 492  
Request for Amendment

Dear Mr. Herrera:

We are requesting an amendment to the POADP for the Lodge Property. The original POADP was approved on February 26, 1996. A multi-family development is proposed in place of the single family subdivision as depicted on the POADP. Due to the change in type of development, we propose to provide access to the multi-family development by constructing two driveways, one each from FM 1604 and South Hausman Road. There is no plan to extend Braefield Drive as depicted on the existing POADP.

Please note the following:

- The proposed multi-family development has been provided adequate access without the extension of Braefield Drive into the site. Two (2) driveways are proposed in order to allow traffic to access major public roadways directly, without mixing with traffic from the school site.
- The Braefield Drive dead-end section is approximately 250 feet long. It is an access solely for the northern driveway to the school.
- The school has adequate fire lanes to provide fire truck turning movements.

Your consideration of this request is greatly appreciated. If you have any questions or comments, please do not hesitate to call.

Sincerely,  
Pape-Dawson Engineers, Inc.

Song Tan, P.E.  
Vice President, Land Development

Attachments

CC: (1) Robert Opitz, P.E. (Chief Engineer, Development Engineering)  
(2) Todd Sang (Development Services - Traffic)

**PAPE-DAWSON ENGINEERS, INC.**

1:3629/86/WORD/LETTERS/030930-POADP

CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR  
OCT - 6 AM 9 42



## Robert Lombrano

---

**From:** Arturo Villarreal  
**Sent:** Monday, November 10, 2003 4:43 PM  
**To:** Robert Lombrano  
**Cc:** Pape Dawson (E-mail); Song Tan (E-mail); Michael Herrera  
**Subject:** The Lodge POADP 492A

Robert,

Please note condition upon release.



LC-LodgeThe-SW-O  
K.pdf

Art

## City of San Antonio

### Interdepartmental Correspondence Sheet

**TO:** Robert Lombrano

**FROM:** Arturo Villarreal, Jr., P.E.

**COPIES TO:** Michael Herrera, File

**SUBJECT:** The Lodge POADP Amendment #492-A  
Leon Creek Watershed  
South watershed # French Creek #401

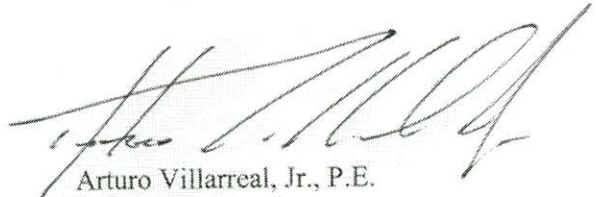
November 11, 2003

Storm Water Engineering has reviewed the Lodge POADP amendment submittal and

The POADP may be released given condition #2 and is eligible for Regional Storm Water Management Participation (FILO).

The POADP may be released providing the note on the approved POADP is included in the letter from Planning to the consultant.

- a. The proposed entrance on South Hausman Road will have a locking gate activated by a sensor at the low water crossings located north and south of the entrance.

  
Arturo Villarreal, Jr., P.E.  
Engineer  
Storm Water Engineering

Approved: \_\_\_\_\_

Samuel Carreon, P.E.  
Storm Water Engineer



## Robert Lombrano

---

**From:** Christi Tanner  
**Sent:** Monday, November 10, 2003 4:49 PM  
**To:** 'vnaik@pape-dawson.com'; Richard De La Cruz; Todd Sang; Song Tan (E-mail)  
**Cc:** Robert Opitz; Michael Herrera; Robert Lombrano  
**Subject:** The Lodge POADP #492-A

### **I approve this POADP with the following comments:**

It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.

It is my understanding, that three detention ponds will be provided

for the Bandera Springs (Hidden Lake Apartments) and I am approving this POADP plan with that understanding.

*Christi L. Tanner, EIT*  
*Development Services Engineering*  
*City of San Antonio*  
*ph# 207-6044*

CONFIDENTIALITY NOTE: This e-mail and any files transmitted with it contain privileged and confidential information and are intended solely for the use of the individual or entity to which they are addressed. If you are not the intended recipient or the person responsible for delivering the e-mail to the intended recipient, you are hereby notified that any dissemination or copying of this e-mail or any of its attachment(s) is strictly prohibited. If you have received this e-mail in error, please immediately notify the sending individual or entity by e-mail and permanently delete the original e-mail and attachment(s) from your computer system.

## Robert Lombrano

---

**From:** John Jacks  
**Sent:** Thursday, November 06, 2003 4:29 PM  
**To:** 'drion@pape-dawson.com'  
**Cc:** Ernest Brown; Michael Herrera; Robert Lombrano  
**Subject:** Lodge Property POADP

Lodge Property POADP

**Zoning approved**

**John Jacks**  
**Senior Planner**  
**City of San Antonio**



## Robert Lombrano

---

**From:** Debbie Reid  
**Sent:** Thursday, November 06, 2003 2:31 PM  
**To:** 'stang@pape-dawson.com'  
**Cc:** Robert Lombrano; Paul Cooper  
**Subject:** Lodge amending POADP

Trees approved through the plat (Bandera Springs #030254) and building permit (Hidden Lake Apts). Under the 1997 tree ordinance. Project will be subject to the streetscape standards. Coordinate tree preservation.

Debbie Reid  
City Arborist  
(210) 207-8053



**City of San Antonio  
Planning Department  
Master Development Plan Section  
REQUEST FOR REVIEW**

(Check One)

- ☐ Master Development Plan (MDP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request

- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☒ Other: **POADP Amendment**

Public Hearing ☐ Yes ☐ No  
☐ Major ☐ Minor

RECEIVED  
03 SEP 32 PM 2:55  
Date: 03/30/03

**Case Managers: (Ernest Brown) Odd File Number**

**(Robert Lombrano) Even File Number**

**Project Name:** Amendment to the POADP of Lodge Property

**File#:** \_\_\_\_\_

**Reference Any** MDP's, POADP's, and PUD's associated with this project:

Lodge Property POADP, # 492

**(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development,  
 (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation**

- To:**
- ☐ Master Development Plan
  - ☐ Major Thoroughfare
  - ☐ Neighborhoods
  - ☐ Historic
  - ☒ Disability Access (Sidewalks)
  - ☐ Storm Water Engineering
  - ☐ SAWS Aquifer
  - ☐ Other: \_\_\_\_\_

- ☐ Street and Drainage
- ☐ TIA
- ☐ Zoning
- ☐ Tree Preservation
- ☐ Parks – Open Space
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- ☐ Bexar County Public Works

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**City of San Antonio Planning Department use**

**FROM:** Michael O. Herrera, Special Projects Coordinator

**Date:** \_\_\_\_\_

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.



☐ I recommend approval

☐ I do not recommend approval

On \_\_\_\_\_, I notified \_\_\_\_\_, the engineer/  
subdivider/agent, of the corrections needed to remove this objection. Tel # \_\_\_\_\_

Comments:

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT  
SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY  
PER UDC ARTICLE 5, DIVISION.2: 35-506(q.)



Mac Donald

Signature

Planner II

Title

Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

## Robert Lombrano

---

**From:** Song Tan [stan@pape-dawson.com]  
**Sent:** Thursday, November 06, 2003 8:34 AM  
**To:** Robert Lombrano  
**Subject:** FW: Hidden Lake Apartments (Bandera Springs)

-----Original Message-----

From: David Martinez [mailto:dmartinez@pape-dawson.com]  
Sent: Thursday, November 06, 2003 8:27 AM  
To: Song Tan (E-mail)  
Subject: FW: Hidden Lake Apartments (Bandera Springs)

-----Original Message-----

From: Debbie Reid [mailto:DReid@sanantonio.gov]  
Sent: Friday, October 31, 2003 12:26 PM  
To: David Martinez  
Cc: Joan Miller  
Subject: RE: Hidden Lake Apartments (Bandera Springs)

Yes, I can fax over the approved affidavit/permit.

Debbie Reid  
City Arborist  
(210) 207-8053

-----Original Message-----

From: David Martinez [mailto:dmartinez@pape-dawson.com]  
Sent: Thursday, October 30, 2003 2:40 PM  
To: Debbie Reid  
Subject: Hidden Lake Apartments (Bandera Springs)

Hi Debbie,  
Plat No. 030254, I hear this was approved recently. Is there something I can give the client (approved tree affidavit?), so he can feel comfortable with beginning work on the tree preservation measures, etc.  
Thanks,

David E. Martinez  
Project Manager  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216  
Ph. (210) 375-9000  
Fax (210) 375-9010



## Robert Lombrano

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David E. Martinez  
Project Manager  
Pape-Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216  
Ph. (210) 375-9000  
Fax (210) 375-9010



October 31, 2003

Jim Martin  
Assistant  
Superintendent  
for Facilities  
& Operations

Dennis Rion, P.E.  
Pape Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

RE: HIDDEN LAKE MFR ADJACENT TO STEUBING ELEMENTARY SCHOOL

Dear Mr. Rion:

As per your discussion with Bill Peters last week, this letter serves as a formal request from the District for an all-weather pedestrian access from the Hidden Lake Apartments project east of Steubing Elementary School to our school site. This will allow children from these apartments to walk to neighboring school located next door.

Respectfully,

Jim Martin  
Assistant Superintendent for Facilities & Operations

xc: Mike Herrera, City of San Antonio Planning Dept.  
Robert Lombrano, City of San Antonio Planning Dept.

5800 Evers Road  
San Antonio, Texas  
78238-1699  
Tel: 210.257.1215  
Fax: 210.257.1212  
www.nisd.net

|                   |               |         |             |            |   |
|-------------------|---------------|---------|-------------|------------|---|
| Post-It® Fax Note | 7671          | Date    | 11/4        | # of pages | 1 |
| To                | Mike & Robert | From    | Bill Peters |            |   |
| Co./Dept.         | Planning      | Co.     | NISD        |            |   |
| Phone #           |               | Phone # | 257.1213    |            |   |
| Fax #             | 207.7897      | Fax #   | 257.1244    |            |   |



**Robert Lombrano**

---

**From:** Debbie Reid  
**Sent:** Thursday, October 30, 2003 3:02 PM  
**To:** 'stang@pape-dawson.com'  
**Cc:** Robert Lombrano  
**Subject:** Lodge Property

Disapproved - Need tree stand delineation and \$75 or VRP#.

Debbie Reid  
City Arborist  
(210) 207-8053

# CITY OF SAN ANTONIO

## PARKS AND RECREATION DEPARTMENT

### Interdepartmental Correspondence Sheet

**TO:** Michael Herrera, Special Projects Coordinator, Planning Department

**FROM:** John McDonald, Senior Planner

**COPIES:** File

**SUBJECT:** Lodge Property Master Development Plan

**DATE:** November 5, 2003

I recommend approval of the amendment to the Lodge Property POADP.

The Lodge POADP is a proposed subdivision of 380 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. The Lodge Property has a park dedication requirement of 3.4 acres of parkland or the equivalent fee in-lieu of dedication.

The applicant has agreed to meet the requirement through a combination of land and fees. A 2.88-acre Greenway with walking trail will be developed. A fee of \$5,396.51 will be paid to satisfy the remaining balance of the requirement. The fee is payable to the Parks and Recreation Department prior to recordation of the plat.

## Robert Lombrano

---

**From:** John McDonald  
**Sent:** Wednesday, November 05, 2003 11:24 AM  
**To:** Robert Lombrano  
**Cc:** Michael Herrera  
**Subject:** Lodge Property, Amend



MEMO - MDP Lodge  
Property APP....

*John McDonald*  
Senior Planner  
Park Project Services  
Parks and Recreation Department  
(210) 207-2886



## **Robert Lombrano**

---

**From:** Arturo Villarreal  
**Sent:** Friday, October 24, 2003 7:49 AM  
**To:** Robert Lombrano; Song Tan (E-mail); Pape Dawson (E-mail)  
**Cc:** Michael Herrera; Nathaniel Hardy; Lyndon Duano  
**Subject:** The Lodge Amendment

Storm Water Engineering has done a preliminary review of the above referenced subject. There are several issues that require further discussion, but most importantly unflooded access to this development is an issue. Therefore any concurrence/releases/approvals cannot be given at this time. Detail comments will follow.

Arturo Villarreal, Jr., P.E.  
Master Planner-Storm Water Engineering  
City of San Antonio/Public Works  
114 W. Commerce  
San Antonio, TX 78205  
avillarreal@sanantonio.gov  
Office 210.207-8052  
Fax 210.207-6553

# TRANSMITTAL



**To:** City of San Antonio - PLANNING

**Date:** 10/2/03

**Attn:** MICHAEL HERRERA

1901 S. Alamo

San Antonio Texas

**Re:** Lodge Property – POADP Amendment

| QUANTITY | DESCRIPTION   |
|----------|---|
| 1        | Letter  |
| 1        | Completeness Review Form  |
| 1 ea     | Application for POADP Amendment with \$500 fee (Check #1609)      |
| 15 ea    | Copies of Amended POADP (# 492-A) with "Request for Review" forms |
| 1        | Copy of original POADP (# 492)                                    |
| 1        | Aerial Site Exhibit   |
| 1        | Digital Copy on CD  |

*If enclosures are not as noted, kindly notify us at once.*

☒ **For Approval**    ☐ **For Your Use**    ☐ **As Requested**    ☐ **For Review and Comment**

**COMMENTS:**

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03 OCT -6 AM 9:42  
CITY OF SAN ANTONIO  
DEPT. OF PLANNING  
OFFICE OF DIRECTOR

**From:** Valmiki Naik (for SONG TAN)

**Project No.:** 3629.86

**cc:** - File

**PAPE-DAWSON ENGINEERS, INC.**

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

|                                   |                 |              |            |            |
|-----------------------------------|-----------------|--------------|------------|------------|
| Lodge Property ( Ref: POADP 492 ) | Robert Lombrano | Pape- Dawson | 10/17/2003 | 10/17/2003 |
|                                   |                 |              |            |            |
|                                   |                 |              |            |            |
|                                   |                 |              |            |            |

|            |   |            |            |   |            |           |   |
|------------|---|------------|------------|---|------------|-----------|---|
| 10/21/2003 | N | 10/17/2003 | 10/21/2003 | N | 10/17/2003 | 11/6/2003 | Y |
| 10/23/2003 | Y |            | 10/23/2003 | Y |            |           |   |
|            |   |            |            |   |            |           |   |
|            |   |            |            |   |            |           |   |

|            |            |   |            |            |   |            |            |
|------------|------------|---|------------|------------|---|------------|------------|
| 10/17/2003 | 11/10/2003 | Y | 10/17/2003 | 10/28/2003 | Y | 10/17/2003 | 10/30/2003 |
|            |            |   |            |            |   |            | 11/6/2003  |
|            |            |   |            |            |   |            |            |
|            |            |   |            |            |   |            |            |

|   |            |           |   |            |            |   |            |            |   |
|---|------------|-----------|---|------------|------------|---|------------|------------|---|
| N | 10/17/2003 | 11/5/2003 | Y | 10/17/2003 | 10/24/2003 | N | 10/17/2003 | 10/21/2003 | Y |
| Y |            |           |   |            | 11/10/2003 | Y |            |            |   |
|   |            |           |   |            |            |   |            |            |   |
|   |            |           |   |            |            |   |            |            |   |

|     |     |     |     |     |     |  |  |
|-----|-----|-----|-----|-----|-----|--|--|
| N/R | N/R | N/R | N/R | N/R | N/R |  |  |
|     |     |     |     |     |     |  |  |
|     |     |     |     |     |     |  |  |
|     |     |     |     |     |     |  |  |